



Section 19.15.070—AIRPORT INDUSTRIAL ZONES

PURPOSE AND INTENT: The Airport Industrial (AI) zone implements the Airport Industrial Comprehensive Plan designation within the Northeast Redevelopment Area. The purpose and intent of this designation is to facilitate economic development and provide flexibility for airport-compatible uses in a campus-like setting with internal circulation to minimize the number of access points to Des Moines Memorial Drive.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE AI ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE AI ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.070.1: SPECIAL REGULATIONS:

A. GENERAL.

- i. Use and development within this zone may be affected by *FAA* regulations associated with SeaTac Airport operations.
- ii. Uses shall conform with the following requirements (excluding reasonable construction activity):
 - a. Does not emit significant quantities of dust, dirt, cinders, smoke, gases, fumes, odors or vapors into the atmosphere.
 - b. Does not emit any liquid or solid wastes or other matter into any stream, wetland, or other waterway.
 - c. Does not emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels over what is considered safe by the *FCC*.
 - d. Does not emit radiation or discharges glare or heat, or emits electromagnetic, microwave, ultrasonic, laser or other radiation levels that would adversely impact electronic equipment of residences or businesses outside of the boundaries of the property the business is located.
 - e. Does not use heavy trucking as a principal use, such as truck terminals or heavy truck repair.
 - f. Does not produce excessive noise or ground vibration perceptible without instruments at any point exterior to any *lot*.
 - g. Is not considered an aviation hazard as defined in State and Federal law.

- h. Does not use high intensity lighting or make it difficult for pilots to distinguish between airport lights and others; create electrical interference with navigational signals or radio communication between the airport and aircraft; result in glare in the eyes of pilots using the airport; create reflectivity that interferes with airport radar function; create smoke, dust or other particulates that would impair visibility for aircraft; allow the storage of highly flammable or explosive materials, create bird-strike hazards; or otherwise create a hazard which may in any way endanger the landing, takeoff, or maneuvering of aircraft intending to use the airport.

B. DESIGN STANDARDS. Development within the AI zone is subject to compliance with the design standards in BMC 19.48.

C. BUILDING HEIGHT. No *structure* shall be permitted to be erected, altered or maintained that would constitute a hazard to air navigation, encroach into the limits of the *FAA* Part 77 imaginary surfaces, or cause an increase in minimum flight or approach procedure altitudes as determined by the *FAA*. An additional 12 feet of *height* is allowed for under-*building* or underground parking. A written certification of *height* compliance from the *FAA* may be required.

D. TRANSPORTATION IMPACT MITIGATION. In addition to providing *street* improvements on adjacent *streets* pursuant to BMC 12.05, the City may require *off-site improvements* necessary to mitigate transportation impacts of the proposal as part of the Final Supplemental Environmental Impact Statement for the Northeast Redevelopment Area dated November 23, 2009, SEPA planned action or other SEPA review under BMC Title 14. Transportation impact fees also apply pursuant to BMC 19.35.

E. IMPERVIOUS SURFACE COVERAGE.

- i. The maximum allowable impervious surface coverage is 95%.
- ii. Public pedestrian and non-motorized facilities are excluded from *impervious surface coverage*.
- iii. The City will give credit for low impact development techniques such as but not limited to pervious pavement and green roofs. The amount of credit shall be determined by the Public Works Director.

F. RESIDENTIAL USES. Existing residential uses may continue to exist pursuant to the standards located in BMC 19.55. New residential uses are prohibited.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
<div>AI Zone</div> <div>USE ↓</div>	REGULATIONS ↓	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.070.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)
			Lot Area	SETBACKS	Lot Coverage		Building Height			
				Front Setback	Interior Setback	Building Coverage		Impervious Surface Coverage		
19.15.070.2 Air Cargo Facility Distribution <i>Eating and Drinking Establishment</i> <i>Flex-Industrial</i> <i>Flex-Tech</i> Flight Kitchen <i>Light Industry</i> <i>Office</i> <i>Off-Site Commercial Parking</i> Plant Nursery <i>Retail</i> <i>Warehousing and Wholesale Trade</i>	None	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.	1. In the AI-1 zone, <i>retail</i> uses are allowed as <i>primary</i> or <i>accessory</i> uses. In the AI-2 zone, <i>retail</i> uses are allowed only as <i>accessory</i> uses related to or supporting the <i>primary</i> use of the <i>site</i> .
19.15.070.3 New Car Auto Dealer Auto Rental	None	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.	1 This use is only allowed in the AI-1 zone. Sales of used vehicles and service facilities are only allowed as an <i>accessory</i> use.

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			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.070.4 Community Facility Government Facility Public Park and Recreation Facilities Recreational Facility Religious Facility	None	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.		
19.15.070.5 Public Utility	Type 1	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.	
19.15.070.6 On-site hazardous waste treatment and storage facility Off-site hazardous waste treatment and storage facility	Type 2	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.	1. These uses are required to conduct an environmental review and mitigate all impacts. 2. Must comply with the state siting criteria adopted in accordance with RCW 70.105.210.	
19.15.070.7 Essential Public Facility	Type 1	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070.1	F	See Section 19.20.030.2.	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.	

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			Lot Area	SETBACKS	Lot Coverage		Building Height			
				Front Setback	Interior Setback	Building Coverage				

19.15.070.8 Any <i>use</i> not listed in the use column of any use zone chart	Type 2	Development standards shall be determined on a case-by-case basis through the Type 2 review process.								1. The proposed <i>use</i> shall be compatible with <i>adjoining uses</i> . 2. The facility shall be designed, located, constructed and buffered to blend in with its surroundings and mitigate all adverse impacts on <i>adjoining</i> properties and the community. Special attention shall be given to minimizing noise, light, and glare impacts.
19.15.070.9 <i>Adult Entertainment Facility</i>	Type 2	None	10'	10'	None	See BMC 19.15.07 0.1.E.	45' See BMC 19.15.070. 1	F	See Section 19.20.030.2.	1. See Sec. 19.17.030 for additional requirements.
19.15.070.10 <i>Secure Community Transition Facility</i>	Type 2	See Section 19.17.110								
19.15.070.11 <i>Personal Wireless Service Facility</i>	See BMC 19.50 for specific requirements.									